

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** August 9, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 4381 Doncaster Dr, Rezone and Plan Commission approval for demo.

**Present Zoning District:** R-2 and R-5

**Proposed Use:** Demolish two townhouse apartment buildings where DOT exit ramps will be reconfigured & construct a new surface parking lot to serve remaining buildings. Going from 52 units to 37 units (25 two bedroom and 12 three bedroom units)

**Requested Zoning District:** R-5

**Conditional Use:** 28.04(22) Demolition of principal buildings requires Plan Com. app. 28.11(3)(g)8 Plan Commission may grant permission to allow parking in a front yard of a residential development where the overall housing plan and design for the development is substantially improved. 28.12(11)(k)1.c. Plan Commission may authorize exceptions to the yard requirements in a Planned Residential Development for the purpose of promoting a unified site plan no less beneficial to the residents or occupants of the development as well as the neighboring property than would be obtained by the yard regulations of the ordinance for buildings developed on separate zoning lots.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show the existing parking lot which will remain on the site as well as the proposed new site. Show dimensions of the stalls and drive aisle on the existing lot also.
2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

3. If accessible parking is provided or if required, meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of **one** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8’ wide with an 8’ striped out area adjacent.
  - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60” between the bottom of the sign and the ground.
  - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
  
4. Provide **37** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
  
5. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	40,600 sq. ft.	82,689 sq. ft. (new total)
Lot width	50’	adequate
Usable open space	13,760 sq. ft.	16,665 sq. ft. +
Front yard	20’	adequate
Side yards	Min. 6’, Total 15’	adequate
Rear yard	30’	16’ (waivable by Plan Com)
Building height	3 stories	2 stories (existing)

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	58 (Parking # stalls is grandfather.)	49 (went from 65% of requirement to 84% of req.)
Accessible stalls	No if all units are townhouse	(3)
Number bike parking stalls	37	(4)
Landscaping	Yes	(2)
Lighting	Yes	(5)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	Yes
Barrier free (ILHR 69)	No (townhouse units)

With the above conditions, the proposed project **does** comply with all of the above requirements.